| 122.0 | 0003 | 0009.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 826,000 / 826,000 |
| | | | | | USE VALUE: | 826,000 / 826,000 |
| | | | | | ASSESSED: | 826,000 / 826,000 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 17 | | DEVEREAUX ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | AMOS ROBERT |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 17 DEVEREAUX STREET |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | BORDEN BEVERLY F - |
| Owner 2: | WASSERBERG HERB A - |
| Street 1: | 17 DEVEREAUX STREET |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 3,305 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1920, having primarily Wood Shingle Exterior and 1620 Square Feet, with 1 Unit, 0 Bath, 2 3/4 Baths, 0 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 3305.000 | 358,800 | | 467,200 | 826,000 |
| Total Card | 0.076 | 358,800 | | 467,200 | 826,000 |
| Total Parcel | 0.076 | 358,800 | | 467,200 | 826,000 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 510.00 | /Parcel: 510.0

**Legal Description**

**User Acct** 78739

**GIS Ref**

**GIS Ref**

**Insp Date** 04/21/18

Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID 122.0-0003-0009.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 358,700 | 0 | 3,305. | 467,200 | 825,900 | 825,900 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 280,300 | 0 | 3,305. | 493,200 | 773,500 | 773,500 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 290,000 | 0 | 3,305. | 363,400 | 653,400 | 653,400 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 290,000 | 0 | 3,305. | 347,800 | 637,800 | 637,800 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 290,000 | 0 | 3,305. | 321,900 | 611,900 | 611,900 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 274,600 | 0 | 3,305. | 270,000 | 544,600 | 544,600 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 273,200 | 0 | 3,305. | 263,700 | 536,900 | 536,900 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 273,200 | 0 | 3,305. | 251,300 | 524,500 | 524,500 | | 12/13/2012 |

!9510!

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 23:58:36 |

**LAST REV**

| Date | Time |
|---|---|
| 05/15/18 | 11:03:55 |

apro

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9510

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| BORDEN BEVERLY | 61720-253 | | 5/1/2013 | | 677,000 | No | No | | |
| SILVA THERESA E | 29250-191 | | 10/21/1998 | | 360,000 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 7/18/2013 | 1098 | Manual | 8,000 | C | | | | |
| 5/14/2007 | 347 | Redo Bat | 18,000 | | | G8 | GR FY08 | |
| 10/30/2003 | 949 | Wood Dec | 12,000 | | | G6 | GR FY06 | new sliding glass |
| 2/7/2001 | 59 | Add Bath | 10,000 | C | | G6 | GR FY06 | ADD 1/2 BATH 3RD F |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 4/21/2018 | Meas/Inspect | KB | Kevin B |
| 5/2/2014 | External Ins | PC | PHIL C |
| 1/8/2014 | Info Fm Prmt | EMK | Ellen K |
| 11/12/2008 | Meas/Inspect | 189 | PATRIOT |
| 12/18/1999 | Inspected | 263 | PATRIOT |
| 11/17/1999 | Mailer Sent | | |
| 10/29/1999 | Measured | 263 | PATRIOT |
| 7/30/1992 | | JK | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 78739 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 3305 | | Sq. Ft. | Site | | 0 | 90. | 1.57 | 10 | | | | | | | | | 467,234 | | | | | | 467,200 | |

Total AC/HA: 0.07587 | Total SF/SM: 3305 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 467,234 | Spl Credit | Total: 467,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 3 - Gambrel | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BROWN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1920 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G6 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 10 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | | Rating: | |
| A Bath: | | Rating: | |
| 3/4 Bath: | 2 | Rating: | Very Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Average |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.32092643 |
| Const Adj.: | 1.00869930 |
| Adj $ / SQ: | 166.552 |
| Other Features: | 85319 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 440780 |
| Depreciation: | 81985 |
| Depreciated Total: | 358795 |

## COMMENTS

SINK IN BSMT.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 8 | BRs: | 4 | Baths: | | HB | | | | | |

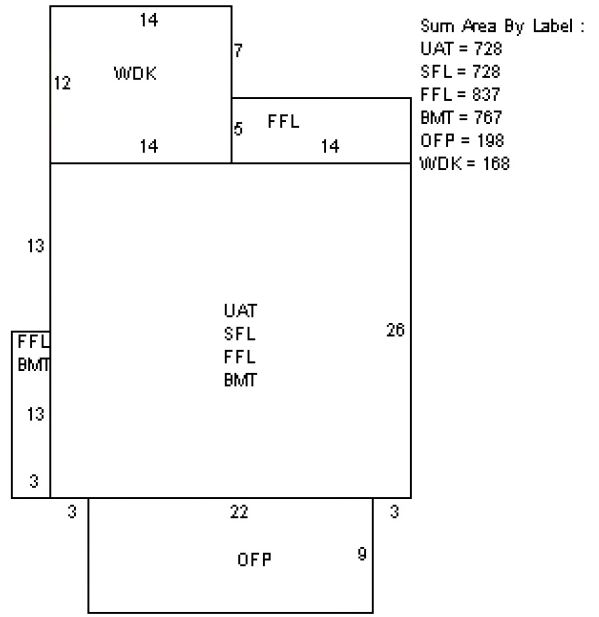
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 4 | |
| Totals | | | |
| 1 | 8 | 4 | |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 837 | 166.550 | 139,404 |
| BMT | Basement | 767 | 49.970 | 38,324 |
| SFL | Second Floor | 728 | 166.550 | 121,250 |
| OFP | Open Porch | 198 | 25.050 | 4,960 |
| WDK | Deck | 168 | 12.060 | 2,025 |
| UAT | Upper Attic | 91 | 103.600 | 9,427 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,789 | | | Total: | 315,390 |
| Size Ad | 1565 | Gross Are | 3426 | FinArea | 1620 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| UAT | 50 | FLA | 60 | G | |

## COMPARABLE SALES

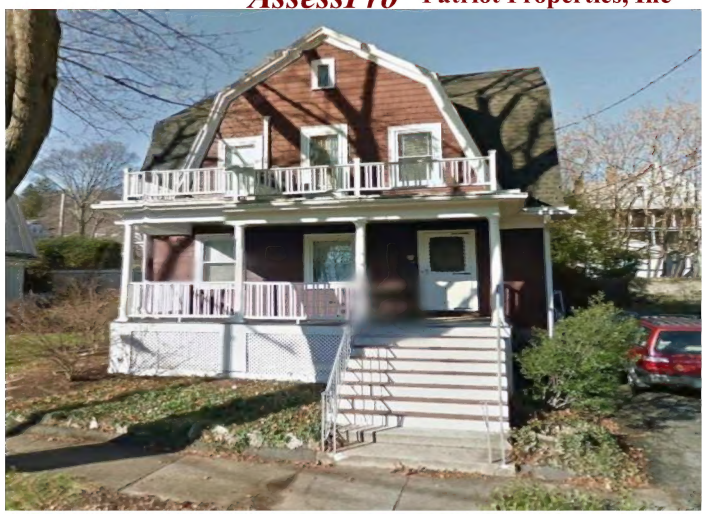
| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 183.21 |
| Special Features: | 0 | Val/Su Net: | 128.65 |
| Final Total: | 358800 | Val/Su SzAd | 229.27 |

## IMAGE

AssessPro Patriot Properties, Inc



## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

122.0-0003-0009.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | Total: |